

MINUTES
SPECIAL MEETING OF THE MIDLAND CITY HOUSING COMMISSION
MONDAY, FEBRUARY 9, 2015, 3:00 P.M.
333 W. ELLSWORTH STREET
CITY COUNCIL CHAMBERS ROOM
MIDLAND, MICHIGAN

1. Roll Call

PRESENT: Burgess, Mortensen, Garchow and Loose

ABSENT: Wright

OTHERS

PRESENT: Grant Murschel, Community Development Planner; Lori Jung, Assistant Manager of Senior Housing; and sixteen (16) others.

2. Community Development Block Grant Funding Applications

Jennifer Chappel, Executive Director, presented the request by Habitat for Humanity to be funded for two critical home improvement projects. The projects would take place within the NRI designated area. The projects will happen past the big summertime push.

Commissioner Wright joined the meeting at 3:10 p.m.

Deb Pryce, Interim Director, and Paul Avery, Housing Repair Coordinator, presented the three requests by Midland Area Homes for housing emergency repairs, accessibility ramps and homeless prevention assistance. Referrals for the ramps are made through Disability Network and Senior Services. Midland Area Homes is the Housing Assessment and Resource Agency for Midland County.

Julie Nunn, Executive Director, presented for the request for Cancer Services. She indicated that between 300 and 400 City of Midland residents received assistance through her agency last year. The funds awarded would be used for transportation assistance for those needed to access medical facilities in Midland for cancer treatment.

Jennifer Heronema, Executive Director, presented the application for The Legacy Center for Community Success. She explained that this year's program will be different since it will target adults who are falling between current services. This training will work with individuals who need a moderate amount of assistance to take the WorkKeys test through Michigan Works.

Jill Nylander, Executive Director, presented the request by Legal Services of Eastern Michigan. She explained that the requested \$3,500 will fund 13 tests within the city during the program year. The testing will target low-income tracts.

Rob Worsley, Director, presented the request by Midland Community Former Offenders Advocacy and Rehabilitation. He explained that he works with more than 150 clients doing one-stop case management. His goal is to work with the former offenders to become assets to the community and to reduce/eliminate new or repeat offenses. His referrals come through much of his years working in this field and through his relationships with parole officers and the county jail system. He works with his clients on job and housing placement. MCFOAR is now a program of Caregiving Network.

Elaine Popovich, Director of Operations, presented the request by Reece Endeavor. She explained that her request is the same as in previous years for 444 Dial-A-Ride bus ticket booklets for \$2,997. She indicated that the exchange of tickets provides a pleasant and positive relational experience with their clients.

Susan Love, New Initiative Coordinator, presented the request by West Midland Family Center for the Family Ties program. She explained that staff at both Eastlawn and Carpenter schools make referrals to the program. Parents must show a commitment to be involved in order to participate. The program works to keep families, who are a risk of separating, together.

Nicki Smith, Executive Director, presented the request for safety and security improvements at the facility of Safe and Sound Child Advocacy Center. She explained that the project requested will allow for more functional use of the facility and for an improved area for forensic interview to take place.

Julie Bristol, Executive Director, presented the request by Caregiving Network to add bathroom facilities within the currently vacant church facility. She explained that the building currently does not meet code and is therefore unusable. The organization's hope is to have the building be usable for neighborhood community space including before and after school programs, fitness classes and a free thrift store.

Mitzy Brown, Volunteer Coordinator, presented the request by Shelterhouse for the rehabilitation of the shelter facility's kitchen. She explained that the use of the space has caused wear and tear and is in need of improvement.

Susan Putnam, Executive Director, presented the request by Big Brothers Big Sisters for the rehabilitation of the basement area. She explained that the funds will be used to rehabilitate the Friendship Center which is currently comprised of a greenhouse-style ceiling. This ceiling is not conducive to use in the winter given the terrible energy efficiency. She introduced Andrew and Tommy, a big and little match, who explained how they have used the space in the past to build their relationship. Because of the current state of this area, much of the remaining basement is cold in the winter. She explained that her funding request amount is from a budgetary estimate she received from a local contractor.

Trudy Laufer, Executive Director, presented the request for Cleveland Manor. She explained that the funds will be used to complete the parking lot lighting project and to add additional security cameras at Cleveland Manor I. This facility has 105 apartments which are for seniors only.

Lori Jung, Assistant Senior Housing Manager, presented the two requests from Washington Woods. She explained that the first project is of elevator upgrades to one of the facility's original elevators (built in 1984). The elevator contractor for the city has given notification that the parts are no longer being manufactured and that upgrades are needed. The other project is for tub cut-outs in individual units. The tub cut-outs remove a barrier to the shower which can be very intimidating for some seniors.

Murschel reviewed the potential availability of funds for the upcoming year. He indicated that approximately \$268,000 will be available. Given the amount requested by potential subrecipients (\$310,497) and the need to cover administration and housing rehabilitation costs, he believes that around \$110,000 of requests will need to be able to be funded.

Wright cautioned that the amount requested by Big Brothers Big Sisters may not cover the intended project. Garchow wondered if a similar situation will happen with Shelterhouse given that concrete plans have not been drafted and kitchens are notorious for issues and hidden costs. Mortensen wondered if Cancer Services request will provide for additional services or if it will allow for the continuance of a current program.

Murschel indicated that he will research the questions and concerns voiced by the Commission and will report back during the next meeting.

3. Old Business

a.) Fair Housing Plan Update

Murschel presented the updated fair housing plan which had been revised to include the fair housing testing data completed by Legal Services of Eastern Michigan through the end of the 2014 calendar year. He also pointed out to the commission that the demographic maps had been revised to show comparisons between 2000 and 2010 Census data side-by-side.

Burgess commented that he thinks the impediments should be sourced in the first part of the plan. He also explained that the Home Mortgage Disclosure Act data is limited and skewed toward certain lenders since the Midland area has only been required to report this data since 2013, when the area was designated as a Metropolitan Statistical Area. He also commented that newer Census data should be explored to see what is available past 2010.

Mortensen commented that she believes that the conclusions should be more detailed including adding that a list of all housing in Midland that may be classified as affordable based on contract rent, size, acceptance of housing assistance, disability features, rental practices, and location should be distributed to banks and housing agencies.

Loose agreed that the city could provide fair housing training on a regular basis to local landlord or real estate investment organizations. The Commission agreed with this idea. The Commission also agreed that the Housing Commission should be responsible for distributing fair housing information and accessibility laws to housing service providers on an annual basis.

Murschel indicated that he will look into these comments and report with an updated plan during the next meeting in March.

4. Future Meeting Date

a) March 2, 2015 – Regular Meeting

5. Adjournment

The meeting was adjourned by Chairman Loose at 5:15 p.m.

Respectfully submitted,



Grant Murschel, Community Development Planner

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